

Message Text

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ACTION EA-07

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R 020925Z APR 74

FM AMEMBASSY TOKYO

TO USDOC WASHDC

INFO SECSTATE WASHDC 1007

UNCLAS TOKYO 4343

FOR COMMERCE OIM/WELCH

E.O. 11652: N/A

TAGS: BEXP, JA

SUBJECT; PROPOSED FY 1975 TC BUDGET

REF: USDOC 4325

1. PARA ONE REFTEL INCORRECT. PROPOSED FY '75 BUDGET DOES NOT, REPEAT NOT, INDICATE TC WILL LEASE BASEMENT, THREE FLOORS AND SUBLET TO OTHER AGENCIES. AS WITH PREENT LEASE, RENEWAL WILL BE BETWEEN EMBASSY AND TOKYU REAL ESTATE COMPANY (TRECO). TOTAL AREA USED BY TC WILL NOT CHANGE WHEN OFFICES ARE MOVED TO SECOND FLOOR SPACE VRESEMTLY OCCUPIED BY COMMERCIAL LIBRARY AS THAT SPACE EQUIVALENT TO TC OFFICES PREENTLY ON THIRD FLOOR.

2. PARA TWO REFTEL: DEPARTURE FROM ELEVEN YEARS OLD LEASING PROCEDURE NOT ADVISABLE AS IT WOULD WEAKEN USG BARGAINING POSITIN WITH TRECO AND INCRASE COMPLICATION STATE PAYMENT OF OFFICE SPACE FOR TCD, SPO/MRO, AND STATE-FUNDED LOCAL EMPLOYEES. EMBASSY RECOGNIZES TC WILL NO LONGER USE THIRD FLOOR TTB AND WILL OF COURSE NOT CHARGE TC FOR THAT SPACE.

3. PARA THREE REFTEL: TC EXPECTS SOME SAVINGS RESULTING
O
FROMHREDUCED CLEANING SERVICES REQUIREMENTS (PRO RATA SHARE WILL BE REDUCED APPROXIMATELY 20 PERCENT) AND UTILITIES CONSUMPTION. MORE SAVINGS WILL RESULT IN JANITORIAL, UTILITIES SERVICES BECAUSE PRESENT TC COSTS THESE SERVICES

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ON THIRD FLOOR NOT PROPORTATINATE TO SPACE OCCUPIED BY DOC-

FUNDED PERSONNEL.

4. PARA FOUR REFTL: THERE ARE SEPARATE WATER AND ELECTRIC METERS ON EACH FLOOR TTB.

5. PARA FIVE REFTEL: DURING DTCD'S TDY IN KORA, EVERAL DISCUSSIONS RE LEASE RENEWAL OCCURRED BETWEEN TRECO AND GSO. TRECO TAKING EXTRMELY HARD LINE, INSISTING ON ONE YEAR LEASE WITH NO SIGNIFICANT RELIEF ON PROPSD RENT INCREASE. NEGOTIATIONS STILL IN PROGRESS.

6. NEGOTIATIONS PARA FIVE REFTEL INDICATE SOME ADDITIONAL SAVINGS POSSIBLE THIS CATEGORY (\$7,206) DUE SLIGHT REDUCTION EARLIER ANTICIPATED RATE OF RENTLTAL INCREASE. BSED ON \$1 EQUAL YEN 300, FOLLOWING CLARIFICATIN RE TC RENTAL IS OFFERED: SAME COMMERCE SHARE CARGO ACCESS OUTSIDE SPACE, BASEMENT, THREE FLOORS TTB AS FY '74 ESTIMATE (59 PERCENT) PLUS 25 PERCENT RENT INCREASE.....\$151,460
ELIMINATION OF COMMERCE RENTAL SHARE THIRD FLOOR TTB (3 PERCENT OF TOTAL).....-\$2,262
INCREASE COMMERCE RENTAL SHARE SECOND FLLOOR (3 PERCENT OF TOTAL-SECOND FLOOR RENTAL SLIGHTLY MORE EXPENSIVE).....\$2,454
INCREASE COMMERCE SHARE OF EXHIBIT SPACE DUE ELIMINATION USDA PARTICIPATION (INCLUDES 25 PERCENT INCREASE)..... \$11,042
TOTAL RENT.....\$162,694

7. OIM REMINDED BY '75 BUDGET CALCULATED AT YEN 300 EQUAL \$1, PRESENT EXCHANGE IS YEN 280 EQUAL \$1.
SHOESMITH

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